

KERN COUNTY FARMLAND RANCH 406

156.96± ACRES | COUNTY, CALIFORNIA

\$1,883,520

(\$12,000±/ACRE)

PRICE REDUCED



PROPERTY HIGHLIGHTS

- WELL WATER AND SEMI-TROPIC WSD NON-CONTRACT WATER
- PRODUCTIVE SOILS
- SUITABLE FOR MOST PERMANENT CROPS
- TAX BENEFITS



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FRESNO

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Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
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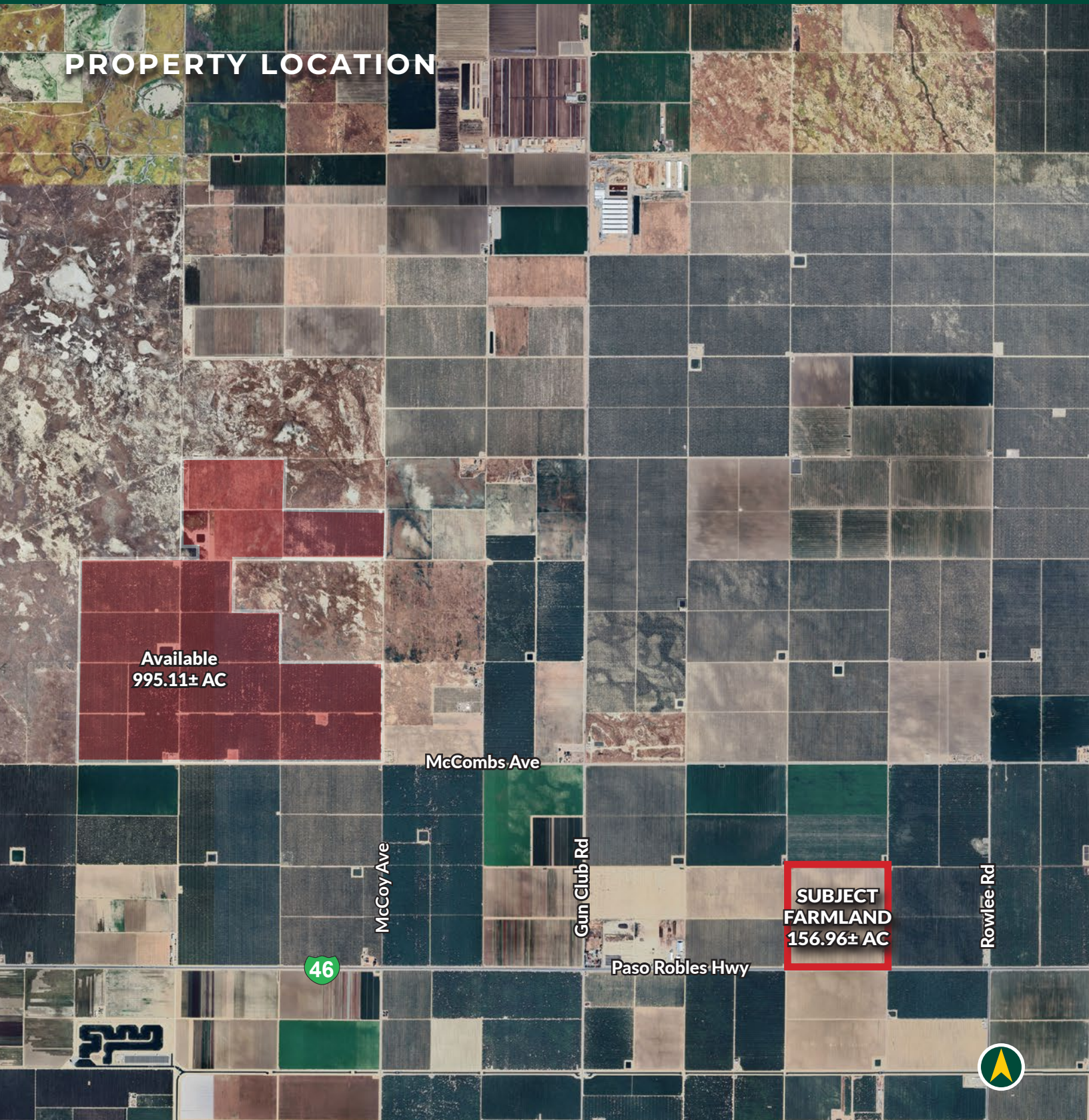
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This 156.96± assessed acre opportunity is located in the desirable farming area of Wasco, CA. The offering is not currently planted to any crops. The property has access to non-contract water from Semi-Tropic WSD and 1 well. The offering features: Non-contract water with Semi-Tropic WSD and well water, productive soils, suitable for most permanent crops, and tax benefits.

LOCATION

The offering is located on the north side of Highway 46, ½± mile west of Rowlee Road, approximately 6± miles west of Wasco, Ca. Approximately 31± miles north west of Bakersfield, 146±miles north of Los Angeles, and 200±miles south of San Jose..

LEGAL

Kern County APN 069-261-02. The SW ¼ of Section 2, Township 27S, Range 23E, MDB&M.

ZONING

Kern County APN 069-261-02. The SW ¼ of Section 2, Township 27S, Range 23E, MDB&M.

SOILS (Ca. Rev. Storie Index)

84.5±% (196) Milham sandy loam, 0 to 2 percent slopes
MLRA 17, Grade 2-Good

10.2±% (174) Kimberlina fine sandy loam, 0 to 2 percent
slopes MLRA 17, Grade 1- Excellent

5.2±% (156) Garces silt loam, Grade 4-Poor

WATER

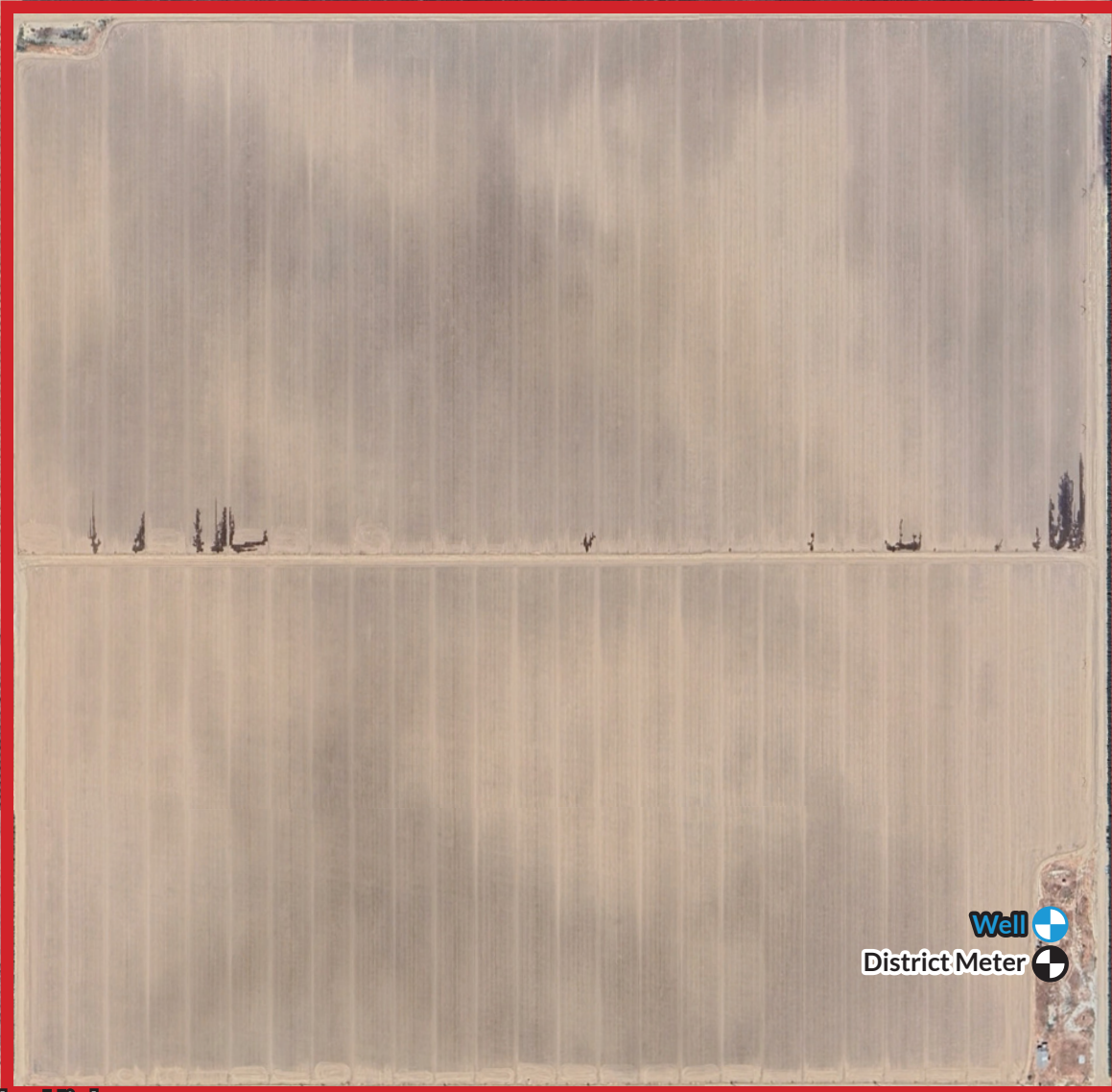
The property is irrigated with well water and non-contract water from Semi-Tropic WSD. The well is equipped with diesel motor and gear head with fuel tank. The land is located in Semi-Tropic Water Storage District (STWSD) and has a non-contract meter (X-93) with pump back device.

In 2025 STWSD non-contract owners are assessed two primary charges; water charge of \$168/\$170/\$172 acre foot delivered when available (winter/summer/allocated), and an ET charge. Pursuant to the STWSD intermittent agreement STWSD has the right to use the well to pump back a balance of 349.58AF (as of 12-31-24) of water into the district when needed at STWSD expense and when the owner is not using the well. On behalf of the STWSD the Kern County Tax collector collected a Charge of \$139±/acre with the 2024/25 property taxes.

PRICE/TERMS

\$1,883,520 (or \$12,000±/acre) cash at close of escrow. Subject to reimbursement of agreed farming expenses.

PROPERTY OVERVIEW

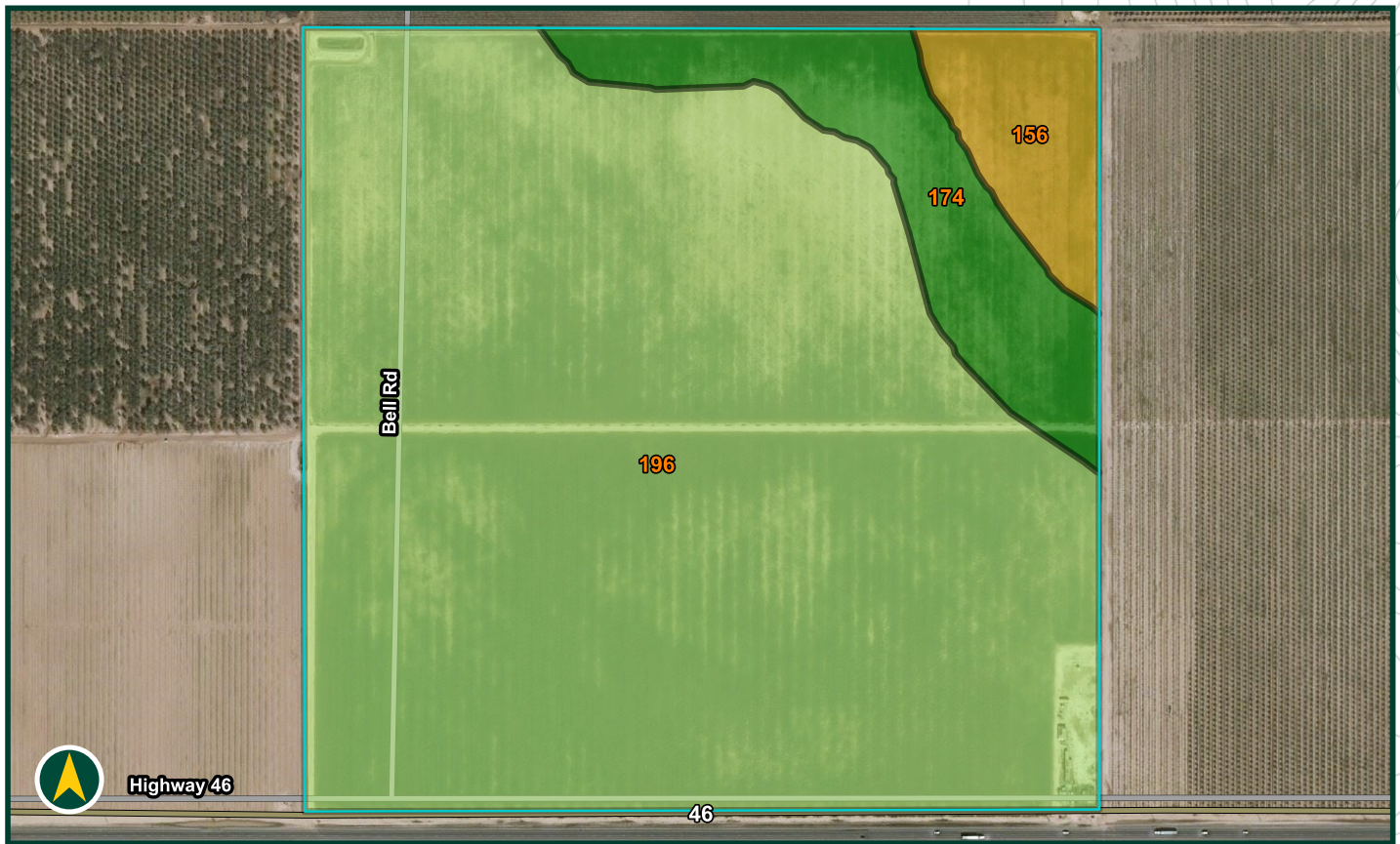


Well
District Meter

Paso Robles Highway



SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent of AOI
156	Garces silt loam	Grade 4 - Poor	5.2%
174	Kimberlina fine sandy loam, 0 to 2 percent slopes MLRA 17	Grade 1 - Excellent	10.2%
196	Milham sandy loam, 0 to 2 percent slopes MLRA 17	Grade 2 - Good	84.5%
Totals for Area of Interest			100.0%

PARCEL MAP

